058.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	680,300 / 680,300
					USE VALUE:	680,300 / 680,300
					ASSESSED:	680,300 / 680,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CLARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANTA MARLON &
Owner 2:	OBRIEN ELIZABETH
Owner 3:	
Street 1:	24 CLARK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PATTERSON ALEX ROBERT -
Owner 2:	LAVERGNE ADRIANA ISABEL -
Street 1:	24 CLARK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Aluminum Exterior and 1256 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5263.000	296,000		384,300	680,300
Total Card	0.121	296,000		384,300	680,300
Total Parcel	0.121	296,000		384,300	680,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 541.64 | /Parcel: 541.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38738

GIS Ref

GIS Ref

Insp Date 09/10/18

!4992!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	296,000	0	5,263.	384,300	680,300		Year end	12/23/2021
2021	101	FV	287,700	0	5,263.	384,300	672,000		Year End Roll	12/10/2020
2020	101	FV	287,700	0	5,263.	384,300	672,000	672,000	Year End Roll	12/18/2019
2019	101	FV	235,400	0	5,263.	384,300	619,700	619,700	Year End Roll	1/3/2019
2018	101	FV	235,400	0	5,263.	258,000	493,400	493,400	Year End Roll	12/20/2017
2017	101	FV	235,400	0	5,263.	247,000	482,400	482,400	Year End Roll	1/3/2017
2016	101	FV	233,500	0	5,263.	225,100	458,600	458,600	Year End	1/4/2016
2015	101	FV	220,700	0	5,263.	181,200	401,900	401,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:29:03

LAST REV

Date	Time
03/20/19	09:15:16
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4992

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATTERSON ALEX	67138-296		4/25/2016		530,000	No	No		
CUMMINGS CHARLE	37259-118		12/4/2002		360,000	No	No		
	13217-435		6/1/1977		32,000	No	No		Y

USER DEFINED

Prior Id # 1:	38738
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1815	Insulate	1,548	C				
8/3/2017	989	Wood Dec	4,000	C				
4/12/2017	409	Solar Pa	2,430	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	MEAS&NOTICE	PH	Patrick H
3/6/2017	SQ Returned	MM	Mary M
2/12/2009	Meas/Inspect	189	PATRIOT
1/29/2003	MLS	MM	Mary M
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5263		Sq. Ft.	Site		0	70.	1.04	11			Road Co	-5					384,295						384,300	

Total AC/HA:	0.12082	Total SF/SM:	5263	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	384,295	Spl Credit		Total:	384,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363626
Depreciation:	67634
Depreciated Total:	295992

COMMENTS

UNPAVED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
1	6	3	

Totals
1

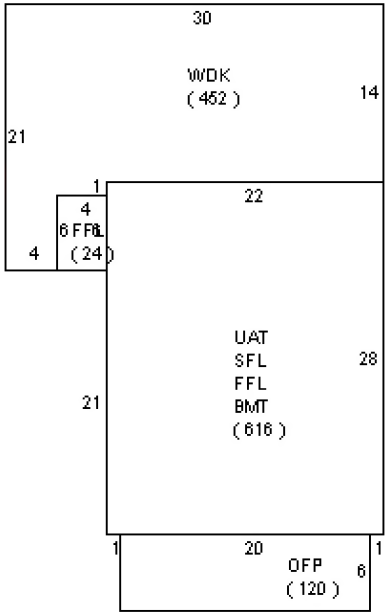
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	113.93
Final Total:	296000	Val/Su SzAd	235.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	640	182.230	116,628
BMT	Basement	616	54.670	33,676
SFL	Second Floor	616	182.230	112,255
WDK	Deck	452	8.210	3,712
UAT	Upper Attic	154	72.890	11,225
OFP	Open Porch	120	30.250	3,630

Net Sketched Area:	2,598			Total:	281,126
Size Ad	1256	Gross Area	3060	FinArea	1256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	